

# FAIRFAX COUNTY HOUSING REPORT

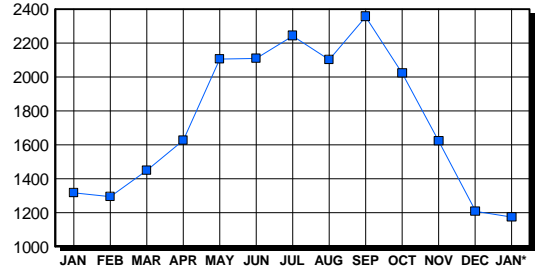
## Residential Market Report Single Family Homes January 2005

### LISTINGS

Price Range	New This Month			Total Active		
	2005	2004	% Change	2005	2004	% Change
0-149999	10	2	400.0	67	60	11.7
150000-299999	56	278	-79.9	149	194	-23.2
300000-449999	418	505	-17.2	203	298	-31.9
450000-599999	340	253	34.4	223	253	-11.9
600000-749999	171	121	41.3	149	136	9.6
750000-999999	125	96	30.2	132	146	-9.6
1000000 & Over	95	86	10.5	251	231	8.7
<b>Grand Total:</b>	<b>1,215</b>	<b>1,341</b>	<b>-9.4</b>	<b>1,174</b>	<b>1,318</b>	<b>-10.9</b>

### INVENTORY TREND

Listings Active At End Of Month

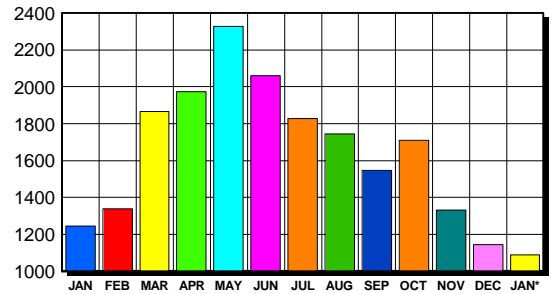


### CONTRACTS

Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	2	1	100.0	2	1	100.0
150000-299999	60	282	-78.7	60	282	-78.7
300000-449999	412	483	-14.7	412	483	-14.7
450000-599999	307	217	41.5	307	217	41.5
600000-749999	146	104	40.4	146	104	40.4
750000-999999	100	66	51.5	100	66	51.5
1000000 & Over	63	33	90.9	63	33	90.9
<b>Grand Total:</b>	<b>1,090</b>	<b>1,186</b>	<b>-8.1</b>	<b>1,090</b>	<b>1,186</b>	<b>-8.1</b>

### SALES TREND

Contracts Ratified Per Month



### SETTLEMENTS

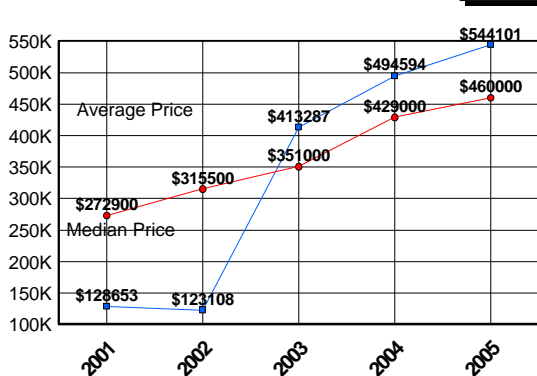
Price Range	New This Month			Year-To-Date		
	2005	2004	% Change	2005	2004	% Change
0-149999	0	0	0.0	0	0	0.0
150000-299999	56	261	-78.5	56	261	-78.5
300000-449999	381	360	5.8	381	360	5.8
450000-599999	259	135	91.9	259	135	91.9
600000-749999	123	50	146.0	123	50	146.0
750000-999999	70	32	118.8	70	32	118.8
1000000 & Over	47	31	51.6	47	31	51.6
<b>Grand Total:</b>	<b>936</b>	<b>869</b>	<b>7.7</b>	<b>936</b>	<b>869</b>	<b>7.7</b>

### DATA SOURCE

Metropolitan Regional Information System (MRIS)

NOTES: Properties not listed through this Multiple Listing Service are not reflected. The term "sales" represents ratified purchase contracts. Current year information is preliminary and subject to revision. Current year-to-date contract information may not equal the sum of the monthly contract totals reported in previous issues. Prices are not adjusted for inflation.

### AVERAGE & MEDIAN PRICE



### MARKET BY PRICE RANGE

